



NEXA
PROPERTIES

55 Alverstone Road Milton Portsmouth, PO4 8RP



AT A **GLANCE**

Detached Garage

Two Double Bedrooms

Modern Kitchen & Bathroom (2022)

Living Room & Separate Dining Room

Gas & Electric Safety Certificates Available

Beautifully Presented

Rewired & Replastered 2022

Double Glazing 2022

Conveniently Located

Ideal For Turn Key Investment or

First Time Buyers

Potential For Loft Conversion

No Forward Chain!





ABOUT THE PROPERTY

Situated in the ever-popular district of Milton, just moments from the home of Portsmouth Football Club and within easy reach of Southsea seafront, Milton Park and excellent transport links, this traditional two-bedroom home offers an exciting opportunity for first-time buyers, investors or those seeking a property with an established serviced accommodation business.

The accommodation begins with a welcoming entrance hall leading through to a bright and inviting front-aspect lounge, beautifully enhanced by a large bay window that floods the room with natural light.

To the rear is a separate dining room, providing an excellent space for entertaining or family meals, with easy access to the adjoining modern fitted kitchen offering ample worktop and cupboard space, with door to garden.

Completing the ground floor is a contemporary white three-piece bathroom suite comprising a panelled bath with shower over, wash hand basin and WC.





ABOUT THE PROPERTY

Upstairs, the property offers two well-proportioned double bedrooms, both providing comfortable and versatile living accommodation.

Further benefits include gas central heating, double glazing throughout and an enclosed westerly-facing rear garden, ideal for enjoying afternoon and evening sunshine. A huge advantage is the single garage, which can be accessed via the garden and via the rear service road, providing secure parking or valuable additional storage. There is also a gate for pedestrian access to garden.

Offered to the market with no forward chain, the property is currently operating as a serviced accommodation business, presenting an excellent turnkey investment opportunity with immediate income potential, whilst equally lending itself perfectly as a private residence.

Properties in this convenient and sought-after Milton location, offering both a garage and no onward chain, are always in demand. Early viewing is highly recommended to fully appreciate everything this home has to offer.





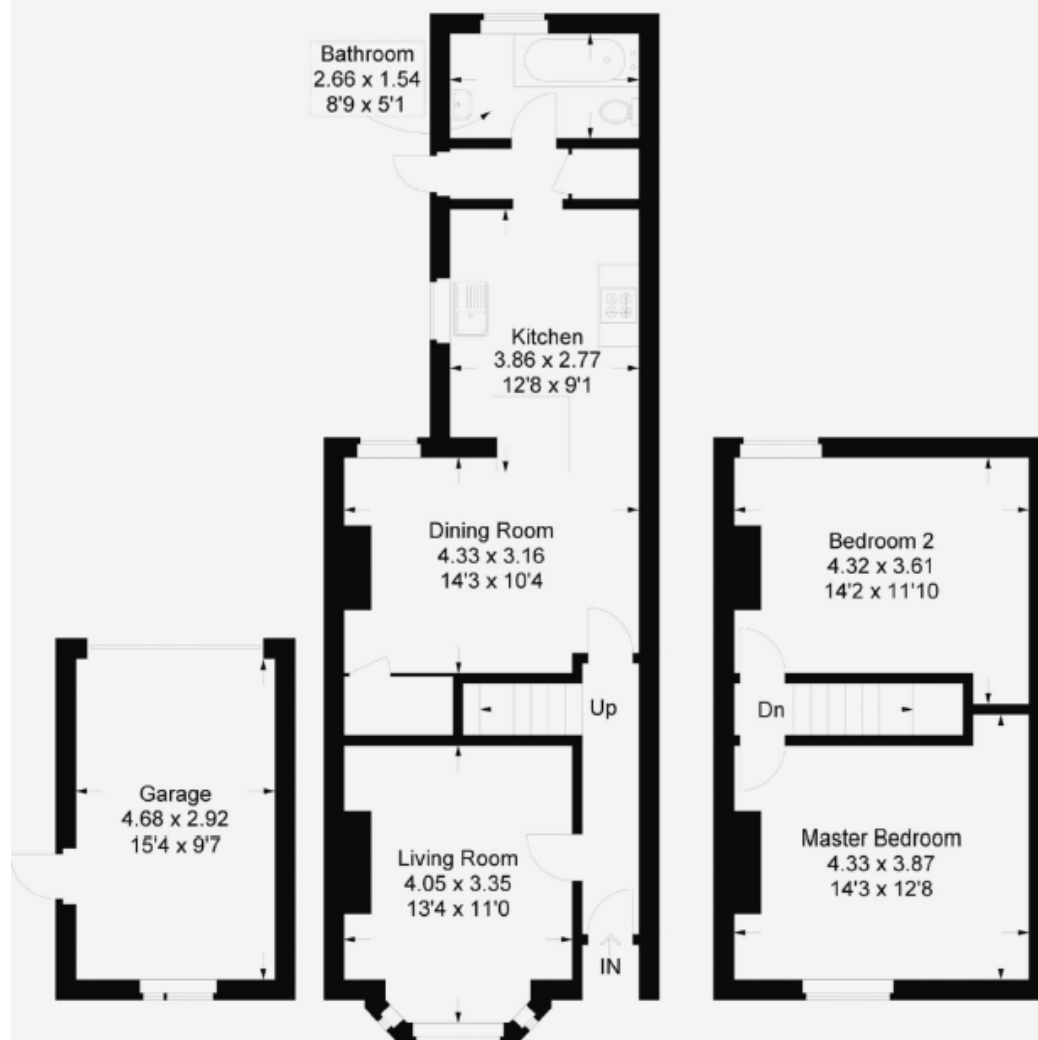


Alverstone Road, Southsea

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

Outbuilding = 14.2 sq m / 153 sq ft

Total = 98.3 sq m / 1058 sq ft



Outbuilding

Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





LOCATION

Milton is a popular and well-established residential district offering a fantastic blend of convenience, community and coastal living.

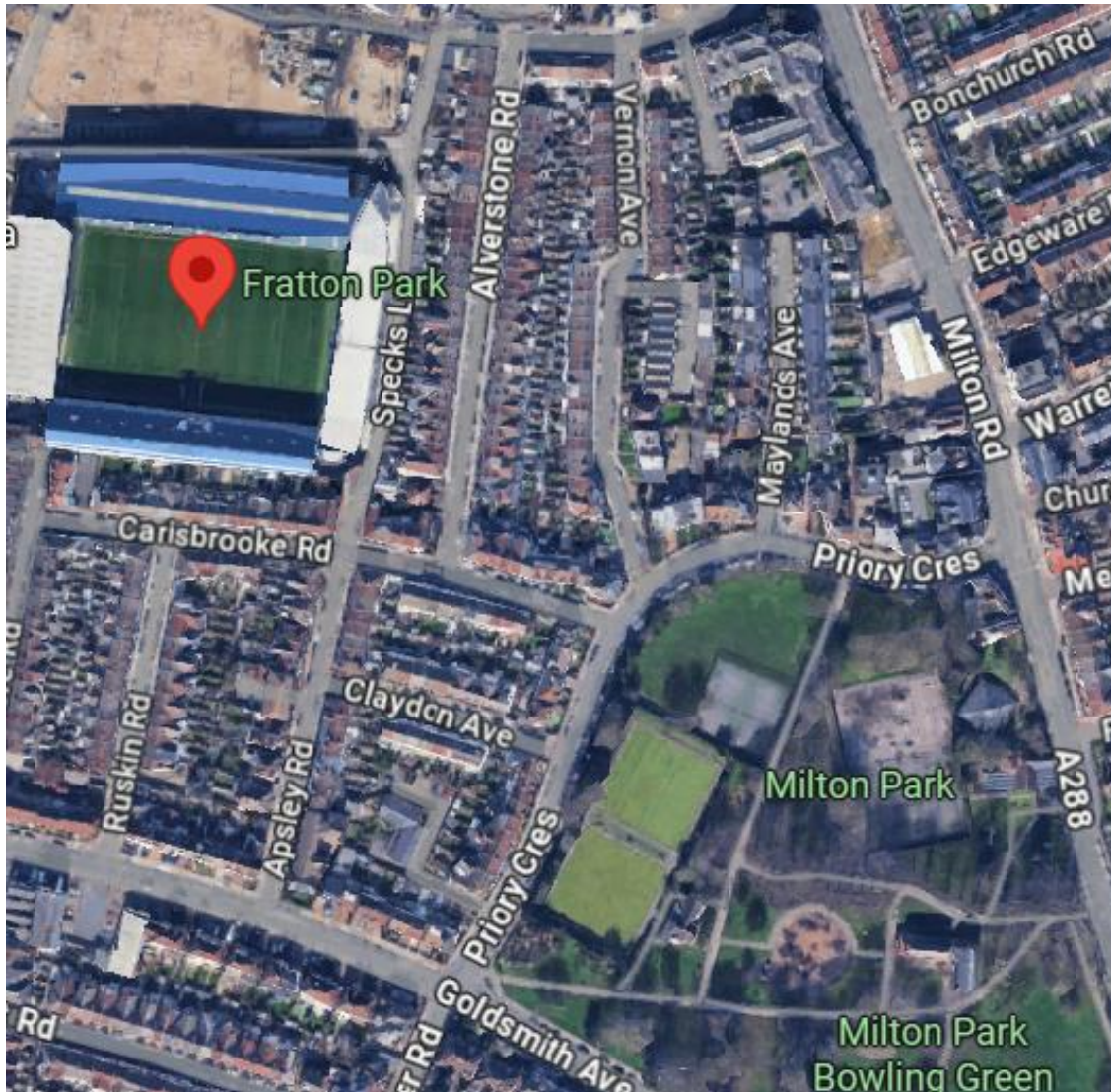
One of the area's key attractions is its close proximity to **Milton Common**, a large open green space and nature reserve ideal for walking, jogging and enjoying the outdoors.

The nearby **Langstone Harbour shoreline** also provides beautiful waterside walks and opportunities for wildlife spotting.

Milton benefits from a strong selection of local amenities, including independent shops, supermarkets, cafés, pubs and everyday conveniences. The area is also home to well-regarded schools, making it a popular choice for families.

For sports enthusiasts, Milton is ideally positioned close to **Fratton Park, the home of Portsmouth Football Club**.

Excellent transport connections make Milton a convenient location for commuters, with easy access to Portsmouth city centre, the motorway network and nearby railway stations.





THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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PrimeLocation